



TOWN OF HOPEDALE
Planning Board
TOWN HALL
78 HOPEDALE STREET
HOPEDALE, MA 01747

Stephen Chaplin Chairman
Kaplan Hasanoglu, Member
Jimmy Kohkar, Member
Michael Costanza, Member

**Hopedale Planning Board
Meeting Minutes
Via Zoom Video Conference
April 25, 2022**

Recorded meeting can be found on the Town of Hopedale website under meeting videos.
The continuation hearing was opened at 7:00 pm.

Members that were present:	Stephen Chaplin, Chair Kaplan Hasanoglu Michael Costanza Jimmy Kohkar
Interim Secretary:	Mary Arcudi
Applicants and Representatives:	Joe Antonellis, Doug Hartnett, William Buckley, Marc Wallace, Ken Cram, Hilde Karpawich
Legal Counsel:	Jonathan Silverstein
Guests:	Colleen and Bryan Stone, PF Butcher, Michelle Bird, Brian Poitras, Ann DeMattis, Ricardo Lima, Lewis Family, Brian Pinch, Jacqueline Bart, Sarah Kastrinelis, Haley Palazola

Kaplan Hasanoglu made a motion to approve the minutes of April 6 and April 20, 2022, seconded by Jimmy Kohkar. All were in favor.

Hopedale Ridge Subdivision Application will be continued to the May 16, 2022 with approval from the applicant at the April 20, 2022 meeting. This hearing will be republished in the Milford Daily News and the abutters will receive a new notice of the meeting.

Continuation of the Public Hearing for 75 Plain Street – Application from GFI for Site Plan Review

Stephen Chaplin opened the continuation hearing noting that this hearing will allow the applicant the opportunity for their last remarks before closing the hearing.

William Buckley spoke on behalf of the applicant for their closing remarks. Since the last public hearing, the applicant has met again with the Conservation Commission. The scheduled ZBA hearing for April 20, 2022 was cancelled and they assume the next meeting will be May 18, 2022. Mr. Buckley thanked the Planning Board for their diligent attention throughout these hearings and their professional manner in which the meetings were held. Mr. Buckley reviewed the application in detail and is confident of the Planning Board's review in creating a better project for the town along with the concerned residents. The applicant is very sensitive to the residential neighbors.

A memo was sent to the Planning Board that includes comprehensive closing analysis which includes the record of the 9 hearings and responses to the standard of approval of the Hopedale bylaws. The applicant reviewed all public records and all emails received.

There were 62 resident comments and through those comments, the applicant paid attention to their concerns specifically to the Neck Hill area, traffic, the landscape berms and buffers for sound concerns, air quality and fiscal benefits. The applicants' responses have been included in the mitigation plans that align with their concerns.

Traffic was the number one concern and the traffic study was submitted in September and revised in November. The peer review was completed in March and MDM had no outstanding issues.

Mitigation package was presented in February that includes:

Traffic Monitoring Program will be put in place to begin six months after the initial occupancy and completed once full. This will include turning movement counts at the site intersections and site driveways. It will also include an automatic traffic recorder count with classification on the site driveways to include a continuous 48-hour period over two weekdays along with crash data at the project site. If the traffic volumes exceed the predicted by 10 percent on a regular basis or a material number of crashes, the applicant will identify and undertake corrective measures.

Heavy Commercial Vehicle Exclusion Studies will be performed for Mellen Street, Warfield Street and Neck Hill Road. The applicant will agree to restrict truck traffic exiting the site to right turn only onto Plain Street.

Traffic Signal Warrant Analysis will be completed as the applicant recognizes the importance of the Plain Street at South Main Street intersection to the residents and businesses in the area. It includes performing a continuous 13-hour manual turning movement count and performing the associated traffic signal warrants analysis.

Hartford Avenue East/South Main Street/Cape Road Traffic Signal Assessment will be monitored upon completion of the development and occupancy in conjunction with the Traffic Monitoring Program. Existing signal timing and phasing will be reviewed and the applicant will work with the town of Hopedale and Mendon and MASSDOT.

Existing Truck Guide Signs will be removed on South Main Street directing traffic to the Rosenfeld property.

Transportation Demand Management Plan will be assigned to a Transportation Coordinator. It will include promoting alternative transportation modes and promote ridesharing via carpools. Site amenities will provide break room, shower facilities, and bicycle racks. Should a bus service begin in this area, a bus stop would be added.

Also agreed to with MDM was additional Planning Board reviews if the tenant does not fit within the Land Code and changes the project impact. The applicant is willing to grant easements if the site frontage is not sufficient for future sidewalks. Roadway or intersection improvements will be designed within the Complete Streets approach including bike lanes and cross walks. They agree to restrict southbound left bound turn movement onto Mellen Street onto Plain Street.

These traffic measures will mitigate and address concerns allowing for proper monitoring of the project.

In regards to the tenant, the applicant is pursuing a tenant speculatively and it requires expense and timing. Tenants want assurances that the project will be delivered on time, on budget without unnecessary restrictions that would interfere with their operations. Mr. Buckley reviewed the allowed uses for this zoning and agreed that the future tenant and their use will be compatible within the zoning bylaws and the Land Use Code.

There were concerns regarding the size of the warehouse and this size is compatible with the zoning bylaws. Setback requirement is 65 feet from the roadway and the warehouse is 577 feet from Plain Street. The side setbacks need to be 15 feet and the project has 372 feet. Rear property line requirements are 30 feet and the project is 745 feet. The Open Space requirement is a minimum of 50 percent and the project is 71.3 percent. The parking exceeds the bylaw requirement. The height maximum is 60 feet and the project is 52 feet.

In regards to the hours of operations, warehouses cannot operate with hourly restrictions and these projects cannot be competitive in retaining a tenant if they are restricted. Overnight hours will be limited and will not be intrusive. They will meet the DEP noise level standard.

Good Neighbor agreement was reviewed and details are as follows:

- Tenant to designate a person responsible for on-site compliance
- Post signage and require tenants to enforce anti-idling law
- Require all rooftop equipment to comply with DEP regulations
- Actively promote the use of white noise backup alarms to the extent permitted by law
- Provide on-site break room to minimize vehicle trips
- Prohibit refrigerated storage or trucks unless they can meet sound requirements of this decision
- Require dock/exterior doors to be closed when not in use
- Require tenants to train managers on efficient scheduling and load management
- Require the use of electric powered yard trucks during established quiet hours and provide charging stations for their use
- Post signs and educate drivers on approved truck delivery routes and clearly designate site entrance and exit points
- Prohibit any parking of vehicles on Plain Street and no overnight on-site
- Prohibit any tenant installed speed bumps
- Prohibit the use of “Jake Brakes” on Plain Street or anywhere in the facility except when required for life safety
- Prohibit any alterations of buildings that would locate any additional dock doors on the Plain Street or Mill Rive sides of the building
- Maintain site paved areas
- Perform preventative maintenance of all rooftop equipment
- Prohibit use of any exterior public address systems that are audible at the property

The warehouse development is proposing to implement the following design to reduce sound impacts of the project:

A sound berm/barrier to the southwest of the proposed warehouse development to mitigate sound impacts to the sensitive receptors on Ben’s Way and Richard Road. The berm/barrier is assumed to have a top elevation of 248 feet and is approximately 715 feet long.

An existing precast concrete block wall to the east of the proposed warehouse development will remain in place to mitigate sound impacts to the sensitive receptors on Plain Street. It is assumed to have a top elevation of 266 feet and is approximately 446 feet long.

Berms to the north and south of the site driveway will mitigate sound impacts to sensitive receptors on Plain and Mellen Street. The berm north of the driveway is assumed to have top elevation of 268 feet and the berm to the south is assumed to have top elevation of 270 feet.

During the quietest hours, terminal tractors used to transport trailers to and from the warehouse building and the trailer storage areas will be electrically powered which are quieter than diesel-powered units.

The roof top noise is also in compliance with Mass DEP.

In conclusion, the warehouse development will not create noise nuisance conditions and will fully comply with the MassDEP Noise Policy.

Air quality analysis was also performed by Tech Environmental. Diesel exhaust from trucks is regulated by the EPA and the emission standards have been tightened. Air quality monitoring stations analysis based on DEP air guidelines show emissions are well below the standards. The project will also comply with the Massachusetts anti-idling law which will minimize the air quality impacts from truck exhaust.

In regards to the ground water and utility concerns, the Stormwater Peer review demonstrates compliance with site plan review regulations and DEP Stormwater Management Handbook. Special Permit Compliance review for Groundwater Protection District shows compliance with the special permit review criteria through protection of the Town’s groundwater resources. This is subject to final review by the ZBA.

Graves Engineering has reviewed the plans for both the Planning Board and the Zoning Board and Graves has signed off that the science to be used to determine that there is protection to the ground water is correct and the implementation of corrective measures at the site. Graves is confident along with the applicant that it has been engineered properly.

Graves has no issue relative to compliance with Section 17.6 c (6) – use rendering impervious more than 15 percent of 2500 square feet of any lot. Plans propose lined forays for pretreatment of pavement runoff, and open infiltration basins and subsurface infiltration systems for the attenuation of peak runoff rates and for the infiltration of stormwater.

Water and Sewer Manager has also reviewed the Storm Water peer review and utilities report and supplied his comments as the design is exceptional. The applicant will provide access easements in areas agreed to by the applicant and the Hopedale Water and Sewer Department to assist said department in accessing potential off-site well locations

The applicant has met with all departments including Fire, Police, Highway and they report no outstanding issues.

The location of the warehouse is near the Mill River and wetlands and there have been past releases with the former business in the underground storage. This storage will be removed during construction. Environmental concerns will be investigated and managed with removal and all soil management plans will be guided by Massachusetts DEP

Fiscal impact is very important and was present back in October and since then, this projection could rise in these economic times. This could also have a positive impact on property values since it shows Hopedale as a strong community. The applicant will not pursue any tax relief from the town. Taxes are projected for over one million dollars. Additional revenue sources will be the following and anticipated provided once certification of occupancy is granted:

- Construct the extension of an existing water line on Plain Street approximately 500 feet from an existing fire hydrant to the Town line of Hopedale and Mendon at the intersection of Plain Street and Hartford Avenue. This extension will be provided in conjunction with the construction of the intersection at an estimated cost of \$50,000.

- Provide the sum of \$25,000 to the Town of Hopedale Department of Public Works to be used for any engineering and construction costs necessary to mitigate the pre-existing drainage concerns on Plain Street.

- Provide the sum of \$200,000 to the Hopedale Water and Sewer Department to be used for assistance regarding the costs and expenses associated with the Town's new water tank.

- Provide the sum of \$238,500 to the Hopedale Water and Sewer Department for the purpose of implementing inflow and infiltration measures.

- Provide the sum of \$200,000 to the Town of Hopedale to be used, in its discretion, for upgrades, improvements or repairs to the Town's existing parks and recreation areas.

- Provide the sum of \$200,000 to the Town of Hopedale to be used, in its discretion, for improvements or expansion of existing Town services.

The building permit is estimated at \$750,000, above the \$250,00 projected back in September.

Mr. Buckley's closing remarks that throughout the application review and public hearing process, the applicant is confident they have properly responded to all the critical areas of concern for the project and complied with all the necessary Site Plan Review requirements of the town.

Attorney Joe Antonellis' closing remarks included also thanking the board and residents and detailed his years as a former resident of Hopedale and his knowledge of the financial constraints the town is facing. This project will have a great impact on this community that he believes is necessary and he is confident with his own research that the quality of this application is exceptional. This will substantiate the tax base in Hopedale.

The applicant has complied with section 18 Site Plan Review.

Section 18.3 is in regards to the application and this is a proper and complete application. The site plan review has three options, not to approve if not enough adequate information is given, to approve with conditions to ensure the site plan meets the stand of this bylaw or the third option is to disapprove in extreme circumstances where no form of reasonable conditions can be devised to satisfy problems with the plan. There have been no requests for any waivers. The application also complies with Section 18.5 a-h as follows:

Provisions have been made for convenient and safe vehicular and pedestrian movement within the site, for driveway openings that are convenient and safe in relation to the adjacent street network and for adequate emergency vehicle access. Adequate parking and loading spaces are within the site design. The landscaping has been designed to protect sound concerns. Adequate provisions for controlling surface water runoff are in place to minimize impacts on neighboring properties. Water is a concern in Hopedale and the applicant believes this project will improve the ground water in this area as the property is reclaimed. Measures have been taken to minimize contamination of ground water from sewage disposal operations. The site will not have a septic system. It will be connected to the municipal sewer that will extend to the property. Protections are in place from any undue disturbance caused by excessive or unreasonable noise, smoke, vapors, fumes, dust and glare. Any use of property is going to have some negative aspect. This applicant has gone to extreme measures to provide the town with mitigation in these regards.

The applicant respectfully request that the Planning Board close the hearing and make the recommended findings and issue a decision in favor of the application with appropriate conditions. Mr. Antonellis also requested that the decision be forwarded to the Zoning Board of Appeals for their review as they move towards their special permit decision regarding the groundwater protection district.

Board Comments

Stephen Chaplin addressed the board members to ask any last questions before the close of the hearing, where no additional information will be provided moving forward. Jimmy Kohkar and Mike Costanza had concerns regarding securing the additional financial resources to the appropriate departments. Stephen Chaplin will address with this the Town Administrator. Kaplan Hasanoglu wanted to ensure that the project does not stress town services and Stephen Chaplin remarked that all departments received the site plan review application and have been involved, along with participating in the mitigation plan proposed.

Mike Costanza made a motion to continue the hearing to May 4, 2022, seconded by Kaplan Hasanoglu. All were in favor.

Mike Costanza made a motion to adjourn at 9:34 pm, seconded by Kaplan Hasanoglu. All were in favor.

Respectfully submitted,

Mary Arcudi
Planning Board Interim Secretary